



CITY OF MILPITAS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Milpitas City Council will hold a public hearing in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar, on Tuesday, November 1, 2022, starting at or soon after 7:00 p.m. on the following:

OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT

- **CITYWIDE:** A City-initiated project to adopt objective design standards for all multi-family residential and mixed-use developments with a residential component. The new design standards will provide clear and measurable criteria to meet state requirements under Senate Bill 330 and other recent legislation. This project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061(b)(3) (Common Sense Exemption) and as a separate and independent basis Section 15183 (Projects Consistent with a General Plan, Community Plan, or Zoning). Project Planner: Jay Lee, (408) 596-3077, jlee2@milpitas.gov

At its regular meeting held on October 12, 2022, the Milpitas Planning Commission held a duly noticed public hearing and voted unanimously (5-0, Commissioners Awasthi and Medina-Ashby absent) to recommend that the City Council adopt the Milpitas Multi-family Residential and Mixed-Use Objective Design Standards to provide clear and measurable design criteria for all new multi-family residential and mixed-use developments with a residential component.

Recommendation: Staff recommends that the City Council adopt a Resolution to establish the Milpitas Multi-family Residential and Mixed-Use Objective Design Standards to provide clear and measurable design criteria for all new multi-family residential and mixed-use developments with a residential component within the City of Milpitas.

NEW HILLSIDE RESIDENCE -1339 Terra Vista Court (LOT 1) – Site Development Permit No. SD21-0005, Planned Unit Development (PUD) Amendment No. PA21-0001, Zoning Variance No. VA22-0001:

A request for: 1) a Site Development Permit to allow development of a New 5,900-square foot, two-story single-family residence, two detached accessory structures, an in-ground swimming pool, and associated site improvements; 2) a Planned Unit Development (PUD) Amendment to modify the previously approved design standards for single-family homes within PUD No. 68 (Countryside Estates), and; 3) a Zoning Variance to allow a visible intrusion into the Hillside Crestline Zone of Projection sight line, as established in the City's Hillside Development standards, on a vacant ± 1.14 -acre lot located in the R1-H Single-Family Residential-Hillside Zoning District with a Site and Architectural Design (-S) Overlay at 1339 Terra Vista Court (Countryside Estates, Lot 1) (APN: 029-07-010) (Project Planner: Avery Stark, (408)-586-3288, astark@milpitas.gov)

Recommendation: Based on Planning Commission Resolution No. 22-023, staff recommends that the City Council deny Site Development Permit No. SD21-0005, Planned Unit Development (PUD) Amendment Permit No. PA21-0001 and Zoning Variance No. VA22-0001, subject to the attached findings for denial.

At its September 28, 2022, meeting, the Milpitas Planning Commission held a duly noticed public hearing and voted unanimously (7-0) to recommend that the City Council deny Site Development Permit No. SD21-0009, PUD Amendment Permit No. PA21-0002 and Zoning Variance No. VA22-0001, based on the proposed project's non-conformance with the City's hillside development standards and design guidelines.

NOTICE IS FURTHER GIVEN, pursuant to CA Government Code § 65009, that any legal challenge of this matter in court may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

INTERESTED PERSONS MAY provide public comments during the public hearing in person or virtually through the Zoom webinar. Those wishing to participate virtually are asked to register in advance using the link that will be located on the agenda. Additional procedures will be detailed in the published meeting agenda; and any updated information will be posted to the City's website at www.milpitas.gov. Written comments may be submitted prior to the public hearing by e-mailing the City Clerk at cityclerk@milpitas.gov. Please be advised that written comments will not be read during the meeting. Written comments will be digitally distributed to the City Council if received on the public hearing date by 5:00 p.m. and will be part of this meeting's public record.

Suzanne Guzzetta
City Clerk
October 21, 2022